



# ***Chamorro Land Trust Commission***

Public Hearing on the  
Proposed Property for Commercial Use

January 19, 2016; 6:00pm  
Dededo Senior Center

# *Chamorro Land Trust Commission*

## Proposed Property for Commercial Use



- Agenda
  - Public Notices
  - Governing Directive for this Public Hearing
  - Description of Proposed Properties to be Designated for Commercial Use
  - Public Comment

- LOCAL**
PHOTO COURTESY OF THE U.S. DEPARTMENT OF JUSTICE

# Man files civil case against Red Guanah Trolley

**By Josephine Perry Gorman**  
jgorman@postmedia.com

**Civilled "Ray" Hayek has filed a lawsuit in the U.S. District Court of Guam, seeking injunctive relief against the Red Guanah Trolley, which was used Jan.**

Red Guanah Street in Tofel. The trolley is operated by Pacific Palmsort Inc., a local firm.

Hayek came to the trolley and did not comply with the instructions of the trolley driver.

The complaint, which was filed Jan. 10, claims the firm's owner is a public accommodation that does not provide persons with its own trolley, which is reportedly handicapped. It also states that he was denied a validly accessible trolley because of his disability.

The plaintiff demands that the defendant pay him \$100,000 in damages and to pay the trolley service costs.

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## CIVIL SERVICE COMMISSION REQUEST FOR PROPOSAL-ADMINISTRATIVE LAW JUDGE

The Civil Service Commission is establishing a list of qualified applicants to perform as Administrative Law Judges (ALJ) through the Request for Proposal (RFP) process. Interested parties can click up a copy of the RFP during regular office hours, Monday through Friday 8:00 a.m. to 5 p.m. except holidays at the CSC offices located - 1st floor, 500 P.O. Box 100, Phase B Building, 777 Route 4, San Juan, P.R. A sealed candidate will be held on Friday, January 15, 2016 at 2 p.m. For more information please contact John Hovindorff at 647-1855. Deadline to submit is end of business, January 13, 2016.


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## CIVIL SERVICE COMMISSION PUBLIC HEARING ANNOUNCEMENT PROPOSED PROFESSIONAL ACTION REVIEW RULES (PARA POST ADMIT RULES AND ADMINISTRATIVE LAW JUDGE RULES) P.A.R.A. ALL RULES

The CSC will be conducting a Public Hearing on Thursday, January 21, 2016 at 5:00 p.m. at the CSC offices located at the 1st floor, Suite 100, Phase B Building, 777 Route 4, San Juan, P.R. Copies of the proposed rules can be picked up or inspected at the CSC offices during regular office hours; Monday through Friday from 8:00 a.m. to 5:00 p.m. except holidays. For more information please call Roland Polanco at 647-1035.

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## POSITION ANNOUNCEMENT: EXECUTIVE DIRECTOR PUBLIC DEFENDER SERVICE CORPORATION



The Public Defender Service Corporation (PDSC) seeks a dynamic, experienced, Executive Director (ED) to lead and carry out the purposes and duties of the Corporation in providing effective legal aid and assistance to persons in Guam who are unable to afford counsel. The ED is responsible for championing and voicing for PDSC's mission, vision, values, and programs. The successful candidate will be responsible for the leadership and management of PDSC's operations, programs, strategic plans, work plans and supervision of staff. The ED reports directly to the PDSC Board of Trustees.

To learn more about the position as well as qualification standards, visit the PDSC website at <http://www.pdscpr.net>. The Government of Guam application and all supporting employment documentation is due by 5:00PM on Friday, January 29, 2016 to Attorney General Cruz, Selection Committee. For more information, please call (671) 475-3300 or email: [danny.cruz@pdscpr.net](mailto:danny.cruz@pdscpr.net). Please put "Executive Director" in the subject line of the email.

This is an open for wide Government Public Commission in the PDSC.

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## Kumision Inangkonko Tano' Chamorro Chamorro Land Trust Commission

### PUBLIC HEARING

The Chamorro Land Trust Commission (CLTC) is conducting a public hearing for its proposed designation of available lands for commercial use, in accordance with Title 12 § 33-9A.

Dates/Times: January 12, 2016 at 6:00pm  
Place: Decade Mayor's Office, Senator Center

Verbal testimony or written testimony may be presented at the public hearing. Testimonies may also be mailed to CLTC c/o P.O. Box 29501, Hagigan, Guam 96932 or emailed to [cltc@cltcm.guam.gov](mailto:cltc@cltcm.guam.gov).

Five (5) copies of the proposed designation of available lands for commercial use are available for consultation at the CLTC office, 677 North Hill, 59B S. Marine Corps Drive, Tamuning, or online at <http://cltcm.guam.gov>.

Individuals requiring special accommodations, auxiliary aids, or services may contact 643-5261 ext. 446.

J.S. Michael J.D. Boerje  
Administrative Director

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# *Chamorro Land Trust Commission*

## Proposed Property for Commercial Use



- Governing Directive
  - Public Law 33-95, CLTC Commercial Rules and Regulations
    - §75122 (b), Designation of Available Land for Commercial Use

# *Chamorro Land Trust Commission*

## Proposed Property for Commercial Use



- Governing Directive: Public Law 33-95
  - CLTC Public Hearing For Property to be Designated for Commercial Use
  - CLTC Commissioners Declare by Resolution Lands to be Designated for Commercial Use
  - Resolution Sent to Legislature
  - Legislature Has 60 Days to Review Resolution

# *Chamorro Land Trust Commission*

## Proposed Property for Commercial Use



- Description of Proposed Lands to be Designated for Commercial Use
  - Narrative
  - Overhead View

**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Alupat Island, Tamuning**

**1. FACTS:**

- a. Location:** An island in the Alupang cove area, inside the reef, near the Onward Beach Hotel
- b. Lot Size:** N/A
- c. Zone:** N/A
- d. Parcel Identification Number:** N/A
- e. Land Management Survey Map No.:** None, referred in document recorded as Instrument No. 804582
- f. Tax Assessed Value:** N/A

**2. POTENTIAL USE:**

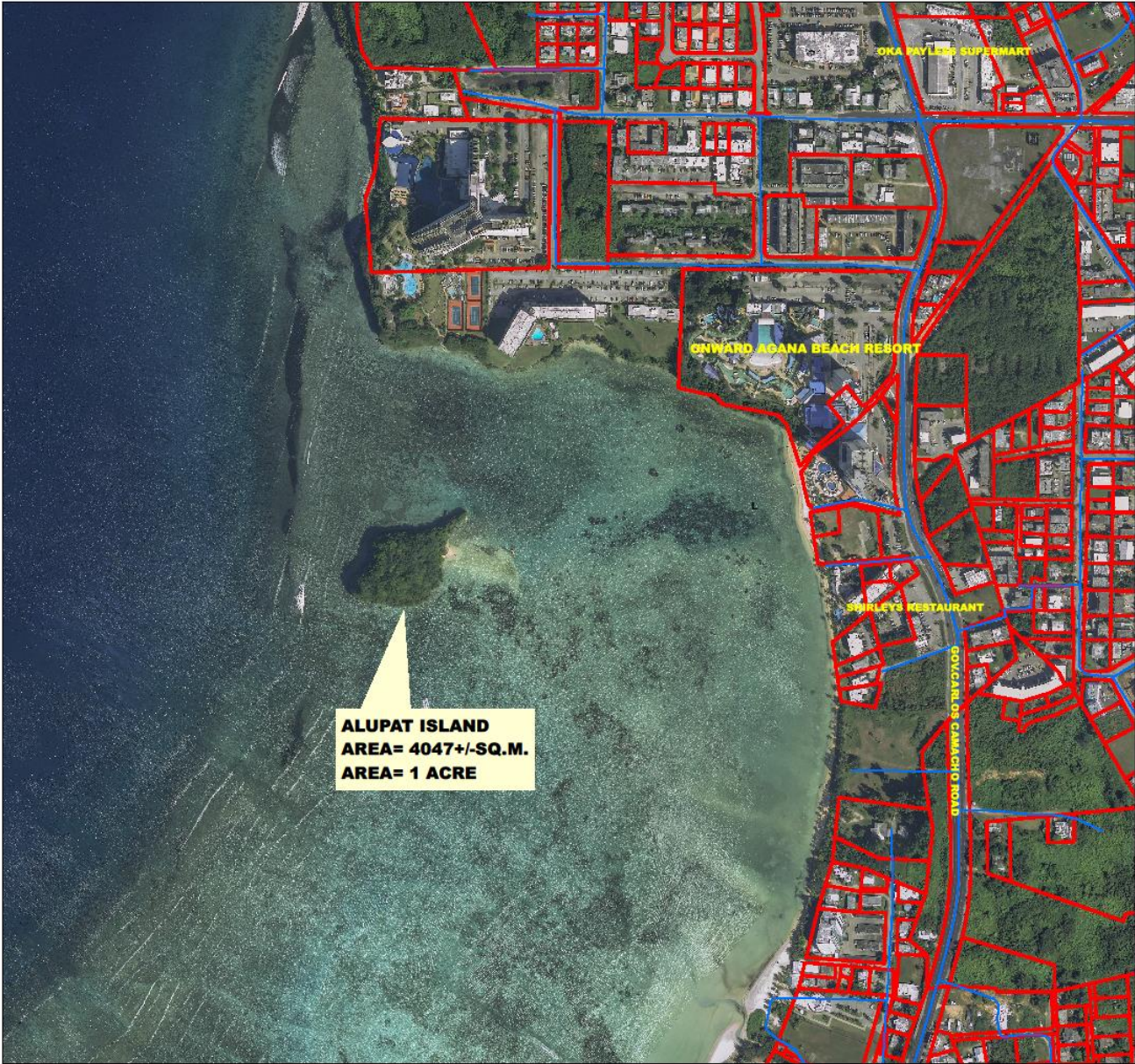
Any commercial activity conducive to its size and location, in compliance with all restrictions established by local and federal guidelines regarding coastline use and natural habitat

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease



ALUPAT ISLAND, TAMUNING



N  
W E  
S

REFERENCE;  
1) DOC.NO. 804582.



**GOVERNMENT OF GUAM  
GUBETNAMEN GUAHAN  
DEPARTMENT OF LAND MANAGEMENT  
DIPATTAMENTON MINAHENA TANO  
SURVEY DIVISION  
DIBISION AGRAMENSIAAN TANO**  
PREPARED BY PIERCE CASTRO

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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 439-R1 (Parcel “B”), Santa Rita**

**1. FACTS:**

- a. Location:** Off Route 2A, Santa Rita, south of the fuel tank farms
- b. Lot Size:** 87.2 acres (352,872 square meters)
- c. Zone:** Light Industrial (M1) zone
- d. Parcel Identification Number:** 10000373120000
- e. Land Management Survey Map No.:** 274FY2001
- f. Tax Assessed Value:** \$888,744

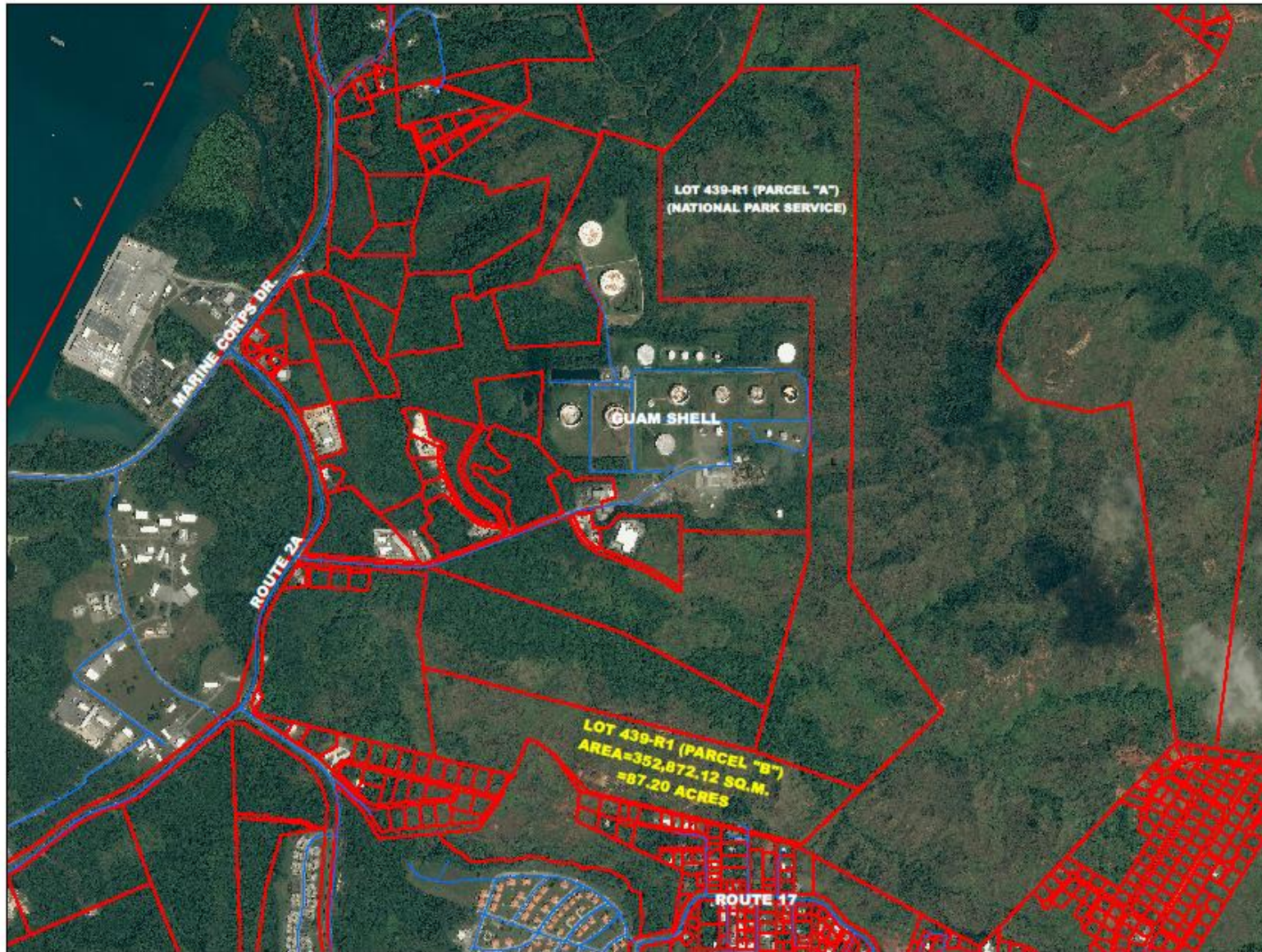
**2. POTENTIAL USE:**

Any light industrial or commercial activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease

**LOT 439-R1 (PARCEL "B"), SANTA RITA, PID 10000373120000 , ZONE M1**



**REFERENCES:**  
LM274FY2001, DOC.#641990

**PROPERTY VALUE: \$888,744.00**



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THOMAS TORRES

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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 5075-REM-A NEW, Tamuning**

**1. FACTS:**

- a. **Location:** Off Marine Corps Drive, Upper Tumon, behind East-West Rental and adjacent to the Nissan Auto dealership
- b. **Lot Size:** 3.3 acres (13,504 square meters)
- c. **Zone:** Multi-family Dwelling (R2) zone
- d. **Parcel Identification Number:** 3000006330000
- e. **Land Management Survey Map No.:** 172FY2012
- f. **Tax Assessed Value:** \$815,047

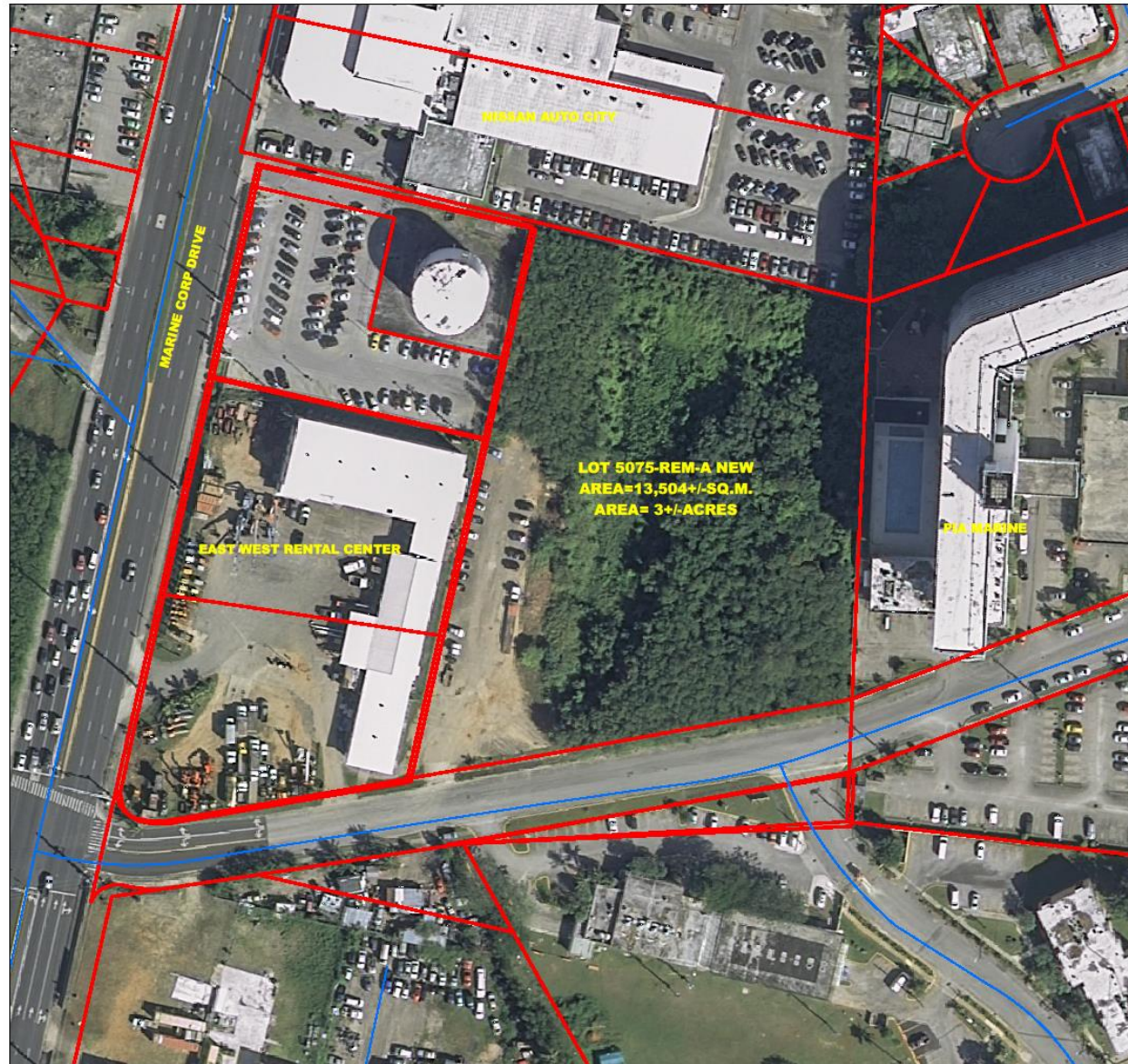
**2. POTENTIAL USE:**

Any commercial or multi-residential activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease

**LOT 5075-REM-A NEW, TAMUNING , PID # 3000006330000, ZONE R2**



**REFERENCE:**  
1) DOC.NO. 837881  
LM172FY2012, I-718.

**PROPERTY VALUE:**  
\$815,047.00



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 5133-1-2 Tamuning**

**1. FACTS:**

- a. Location:** Off San Vitores Road, Tumon, adjacent to the Holiday Resort Hotel, also known as the Cushing Zoo
- b. Lot Size:** 0.25 acres (1,024 square meters)
- c. Zone:** Hotel (H) zone
- d. Parcel Identification Number:** 10000550630000
- e. Land Management Survey Map No.:** 258FY89
- f. Tax Assessed Value:** N/A

**2. POTENTIAL USE:**

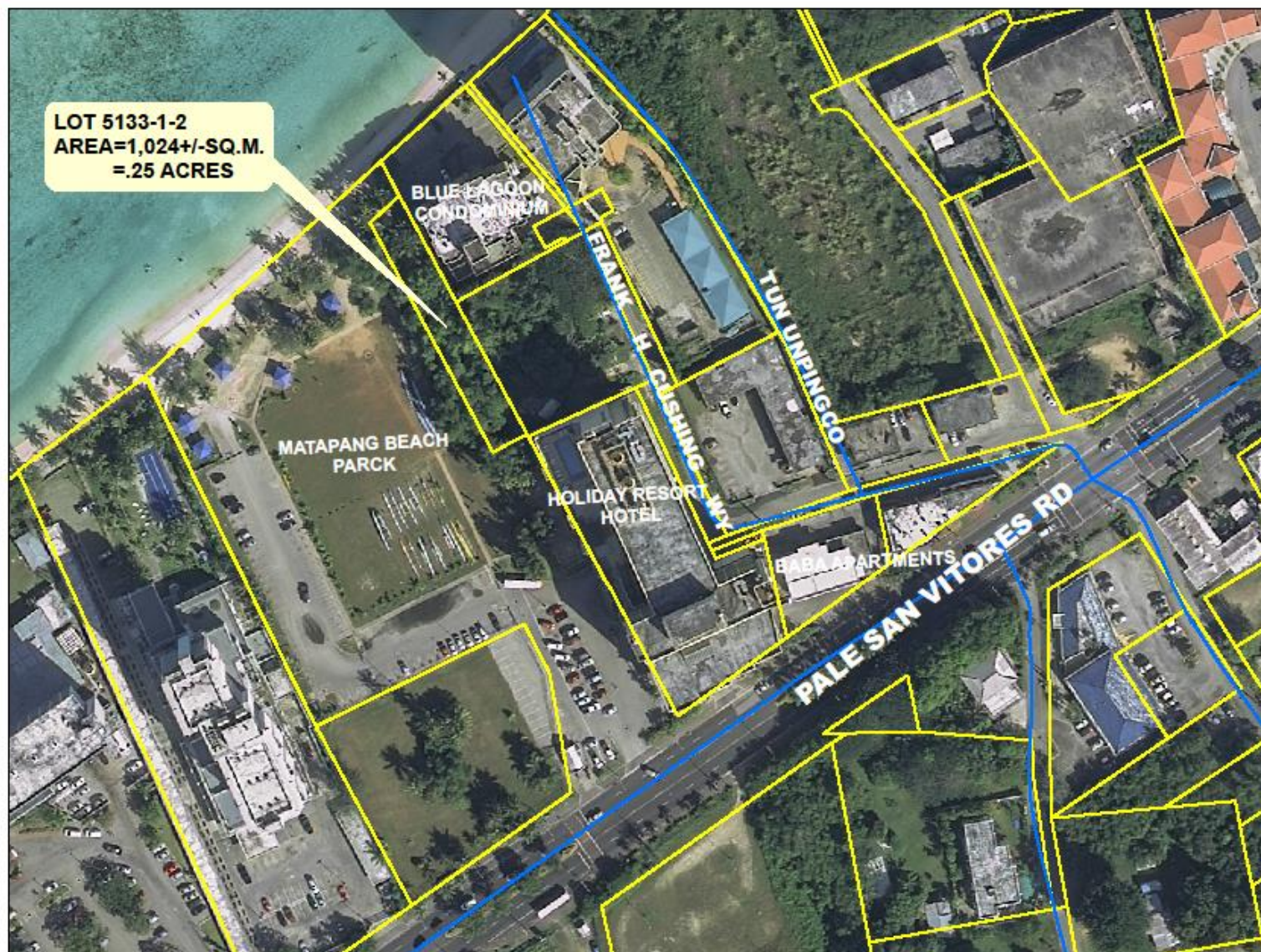
Currently being used as a zoo established by public law. Current lease has expired

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease to legitimize current occupant of the land



**LOT 5133-1-2, TAMUNING, PID 10000550630000, ZONE H**



**REFERENCES:**  
LM258FY89, I332, DOC#430342

**PROPERTY VALUE: NA**



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 5173-1-R2NEW-6, -R6, Tamuning**

**1. FACTS:**

- a. **Location:** Off the west end of San Vitores Road, also known as Oka Point or Old Hospital Point
- b. **Lot Size:** 38 acres (153,463 square meters)
- c. **Zone:** Multi-family Dwelling (R2) zone
- d. **Parcel Identification Number:** 30000016360000
- e. **Land Management Survey Map No.:** 076FY2013
- f. **Tax Assessed Value:** \$19,394,218

**2. POTENTIAL USE:**

Any commercial or hotel activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease



**LOT 5173-1-R2NEW-6, -R6, TAMUNING, PID 30000016350000, 30000016360000, ZONE R2**



**REFERENCE:**  
LM076FY2013, I722, DOC.#851244

**PROPERTY VALUE;**  
L5173-1-R2NEW-R6 (\$19,394,218.00)  
L5175-1-R2NEW-6 (NA)



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 5175-4, -R4, Tamuning**

**1. FACTS:**

- a. Location:** Off Route 10A (Airport Road), Tamuning, west of Home Depot and behind Mendiola family property
- b. Lot Size:** 4.5 acres (18,193 square meters)
- c. Zone:** Multi-family Dwelling (R2) zone
- d. Parcel Identification Number:** 10002323435000
- e. Land Management Survey Map No.:** 108FY2010
- f. Tax Assessed Value:** \$3,190,880

**2. POTENTIAL USE:**

Any light industrial, commercial or multi-residential activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease



LOT 5175-4, -R4 TAMUNING, PID 10001855880000,10002234350000 , ZONE R2



REFERENCE:  
LM108FY2010, DOC.#817635

PROPERTY VALUE;  
L5175-4 (\$505,287.00)  
L5175-R4 (\$3,190,880.00)



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot 5412-R11, Mangilao**

**1. FACTS:**

- a. **Location:** Off Route 15 Mangilao, adjacent to and behind the GPA/GWA building
- b. **Lot Size:** 74 acres (298,450 square meters)
- c. **Zone:** Agricultural (A) zone
- d. **Parcel Identification Number:** 3000009710000
- e. **Land Management Survey Map No.:** 036FY2013
- f. **Tax Assessed Value:** \$717,084

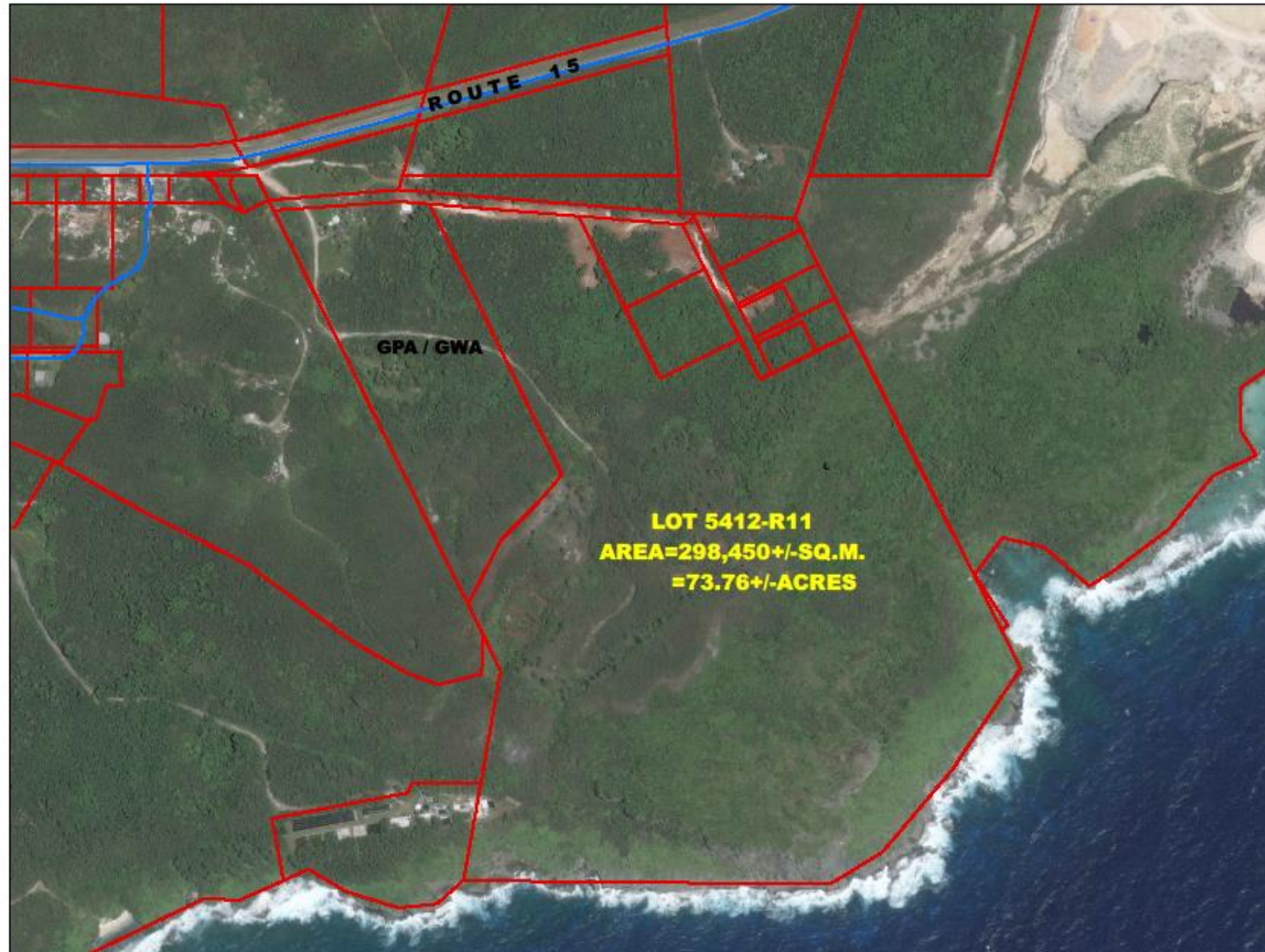
**2. POTENTIAL USE:**

- a. Create a terraced subdivision housing community
- b. Extract mineral to be sold for revenue and infrastructure development

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial contract with a developer to terrace property for future housing development, install infrastructure, and build affordable housing to be sold to eligible CLTC applicants or certain existing CLTC residential or agricultural leaseholders

**LOT 5412-R11, MANGILAO, PID 30000009710000, ZONE A**



**REFERENCES:**  
LM036FY2013, DOC.#847940

**PROPERTY VALUE: \$717,084**



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot 7054-R5, Yigo**

**1. FACTS:**

- a. **Location:** Off Marine Corps Drive, Yigo, adjacent to the GPA substation and near the Yigo community gym.
- b. **Lot Size:** 12 acres (48,309 square meters)
- c. **Zone:** Agricultural (A) zone
- d. **Parcel Identification Number:** 10001787920000
- e. **Land Management Survey Map No.:** 167FY93
- f. **Tax Assessed Value:** N/A

**2. POTENTIAL USE:**

- a. Currently being used as light industrial
- b. Any commercial or multi-residential activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease



**LOT 7054-R4, YIGO, PID 10001787920000, ZONE A**



**REFERENCES:**  
LM167FY93, DOC.#483993

**PROPERTY VALUE; NA**



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 7055, Yigo**

**1. FACTS:**

- a. **Location:** Off Marine Corps Drive, Yigo, behind the GAIN animal shelter and the Yigo gym
- b. **Lot Size:** 43 acres (174,655 square meters)
- c. **Zone:** Agricultural (A) zone
- d. **Parcel Identification Number:** 10001724130000
- e. **Land Management Survey Map No.:** Prewar map A-261
- f. **Tax Assessed Value:** N/A
- g. **This lot is UNREGISTERED**
- h. **Portion of this lot designated as a FEMA site for disaster debris management plan**
- i. **Portion of lot held in reserve for Guam Waterworks to determine location of future water well sites**

**2. POTENTIAL USE:**

Any commercial or multi-residential activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease, pending land registration




LOT 7055, YIGO, PID 10001724130000, ZONE A



REFERENCES:  
Pre-War Map A-261

PROPERTY VALUE: NA

NOTE: UNREGISTERED



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THOMAS TORRES

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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Lot No. 10122-15, Dededo**

**1. FACTS:**

- a. Location:** Off Bartolu St., Dededo, north of the old Dededo waste transfer station and adjacent to the municipal golf course
- b. Lot Size:** 13 acres (52,925 square meters)
- c. Zone:** Agricultural (A) zone
- d. Parcel Identification Number:** 10000123580000
- e. Land Management Survey Map No.:** 184FY88
- f. Tax Assessed Value:** \$1,677,806

**2. POTENTIAL USE:**

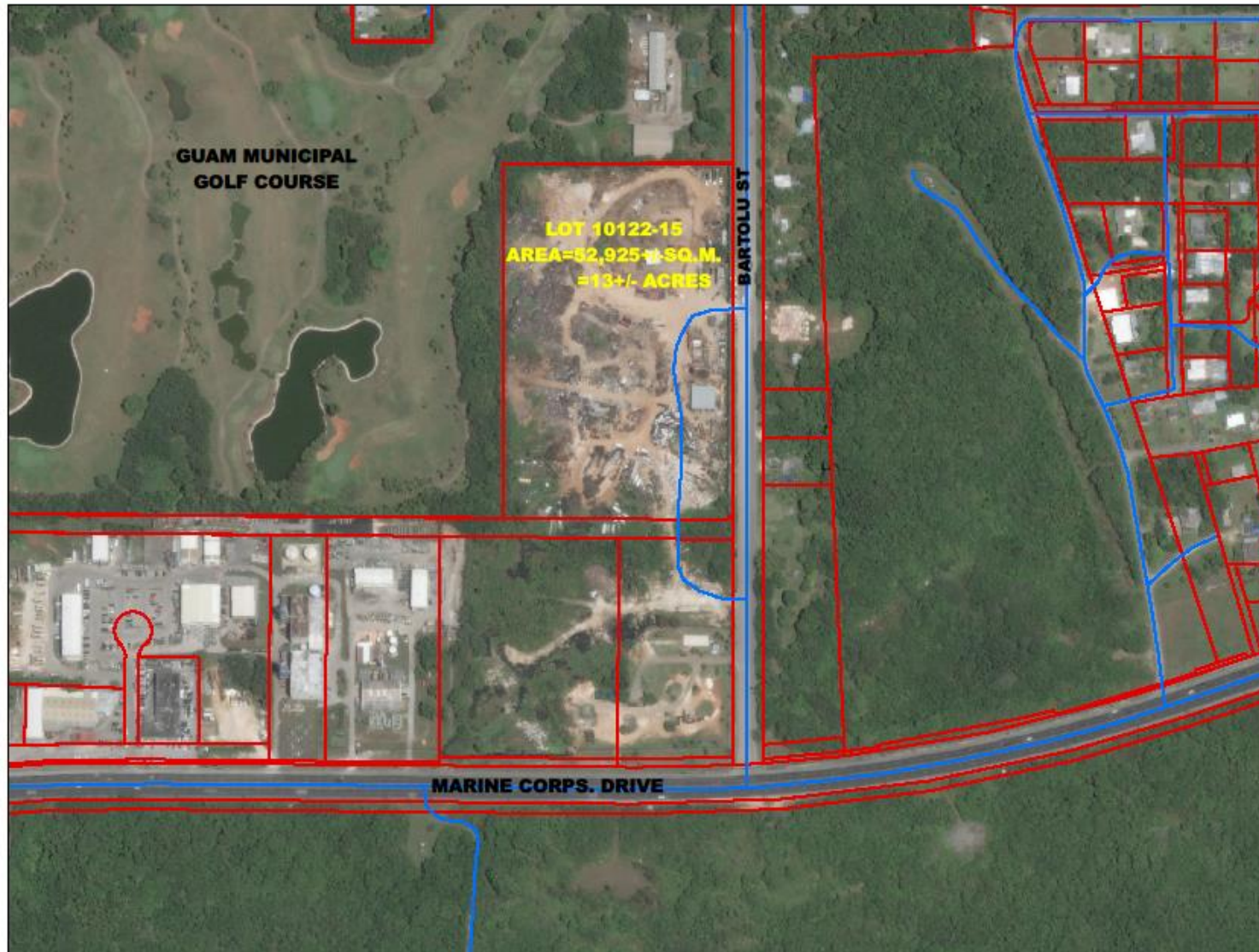
- a.** Currently being used as a metal scrap facility established after a major typhoon
- b.** Any light industrial or commercial activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease to legitimize current occupant of the land



**LOT 10122-15, DEDEDO, PID 10000123580000, ZONE A**



**REFERENCES:**  
LM184FY88, DOC.#397895  
**PROPERTY VALUE: \$1,677,806.00**



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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Tract 111, Lot 12 Tamuning**

**1. FACTS:**

- a. **Location:** Off Pale San Vitores Road, Tumon, across from Ypao Beach Park and Proa Restaurant
- b. **Lot Size:** 0.63 acres (2,564 square meters)
- c. **Zone:** Hotel (H) zone
- d. **Parcel Identification Number:** 10000678840000
- e. **Land Management Survey Map No.:** 332FY95
- f. **Tax Assessed Value:** \$860,400

**2. POTENTIAL USE:**

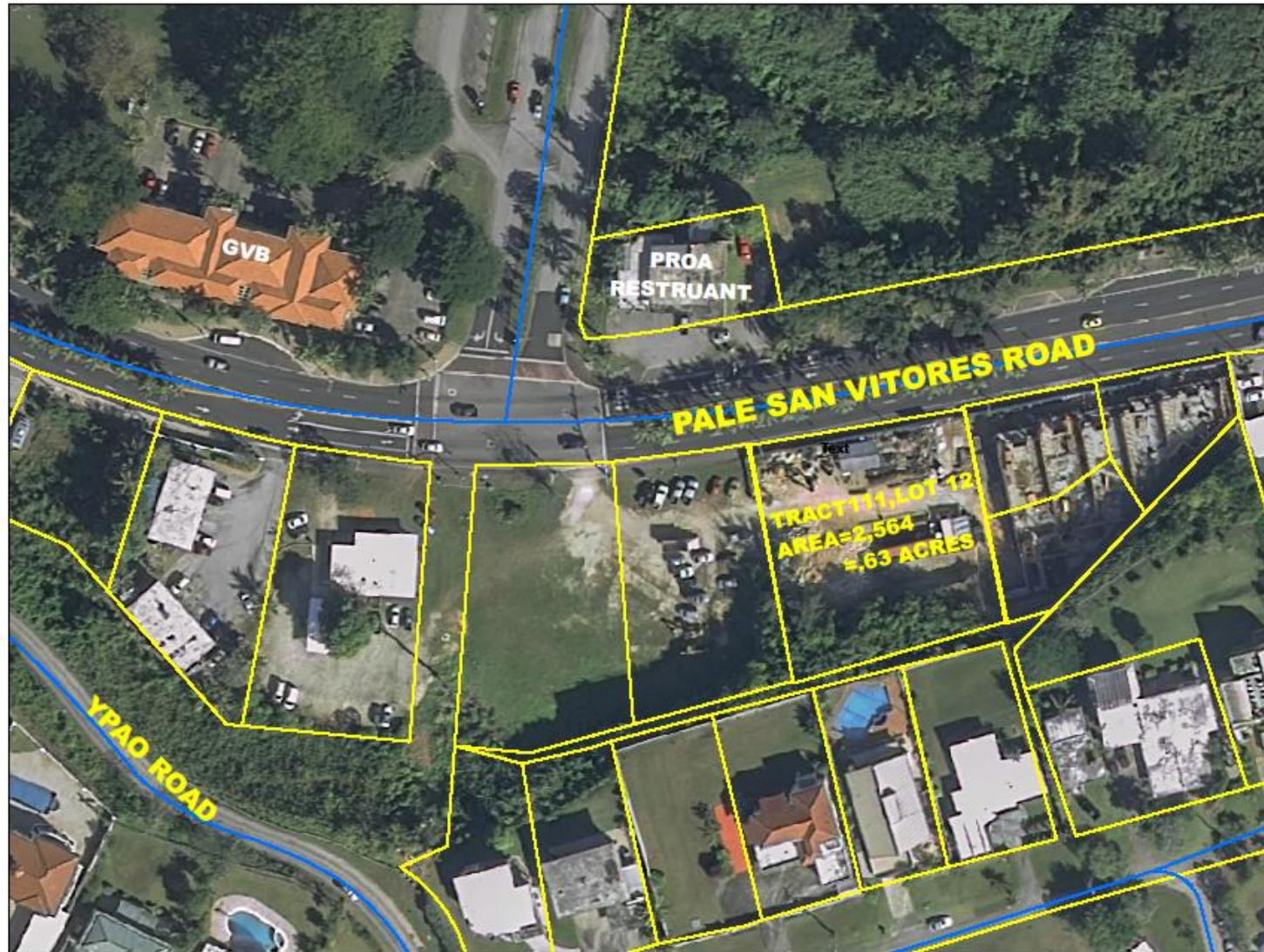
- a. Any commercial or multi-residential activity conducive to its size and location

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial lease



TRACT 111, LOT 12, TAMUNING, PID 10000678840000 , ZONE H



REFERENCE:  
LM332FY95, DOC.#530747

PROPERTY VALUE: \$860,400.00



GOVERNMENT OF GUAM  
GUBERNAMENTON GUAAH  
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**CHAMORRO LAND TRUST COMMISSION**  
**Proposed Property for Commercial Use**  
**January 19, 2016 Public Hearing**

**Tract 10123 (Lot 7128-REM), Yigo**

**1. FACTS:**

- a. **Location:** Off Marine Corps Drive, across from Yigo gym
- b. **Lot Size:** 30 acres (122,098 square meters)
- c. **Zone:** Agricultural (A) zone
- d. **Parcel Identification Number:** 10000457410000
- e. **Land Management Survey Map No.:** 229FY76
- f. **Tax Assessed Value:** \$2,666,037

**2. POTENTIAL USE:**

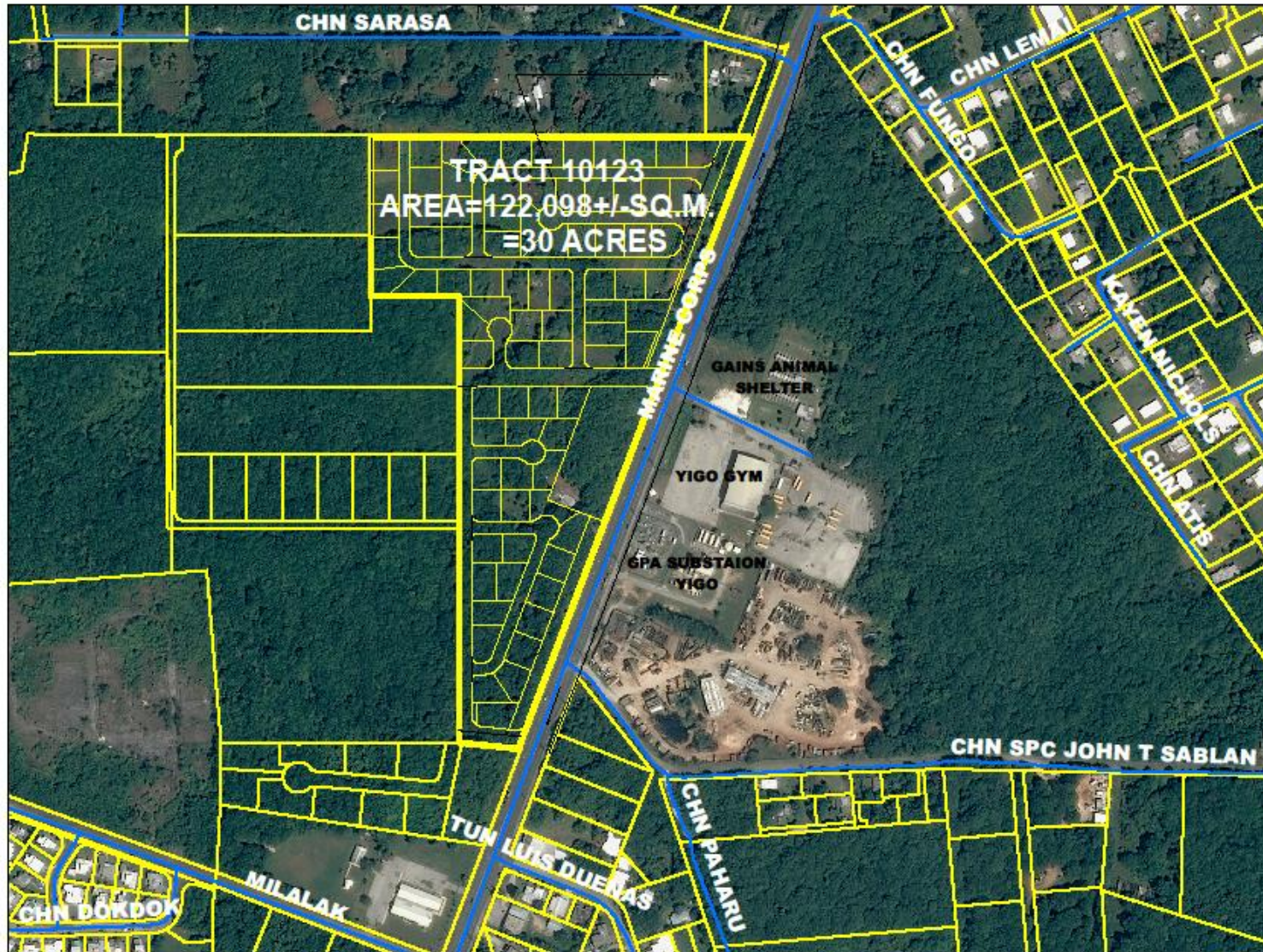
- a. Master planned for about ninety one-third acre residential lots to include some road frontage commercial use
- b. With housing subdivision development to include all infrastructure, can possibly be redesigned for over one hundred fifty house lots
- c. Potentially eligible for SUTA

**3. RECOMMENDATION:**

Authorize for commercial use for the purpose of engaging in a commercial contract with a housing developer to install infrastructure and build affordable housing to be sold to eligible CLTC applicants or certain existing CLTC residential or agricultural leaseholders



TRACT 10123 (LOT 7128-REM), YIGO, PID 10000457410000 , ZONE A



REFERENCE:  
LM229FY76, DOC.#266428

PROPERTY VALUE: \$2,666,037.00



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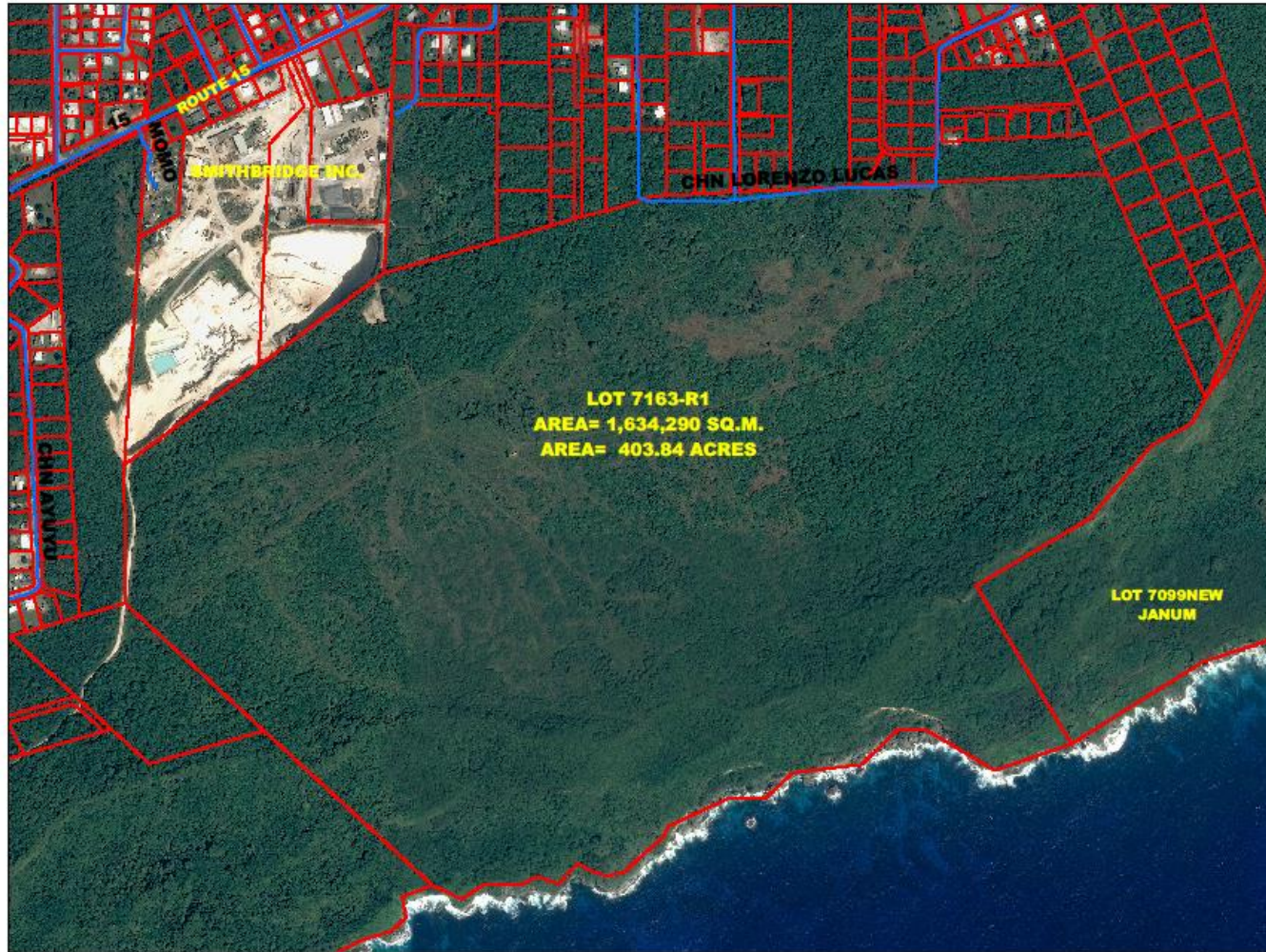
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## REMOVED FROM CONSIDERATION DUE TO A SOLICITATION PROTEST

LOT 7163-R1. YIGO, PID # 10001802120000, ZONE A



REFERENCE:  
1) DOC.NO. 508779, 431FY93  
2) DOC.NO. 457987, 339FY90, I-384  
PROPERTY VALUE: \$13,100,952.00



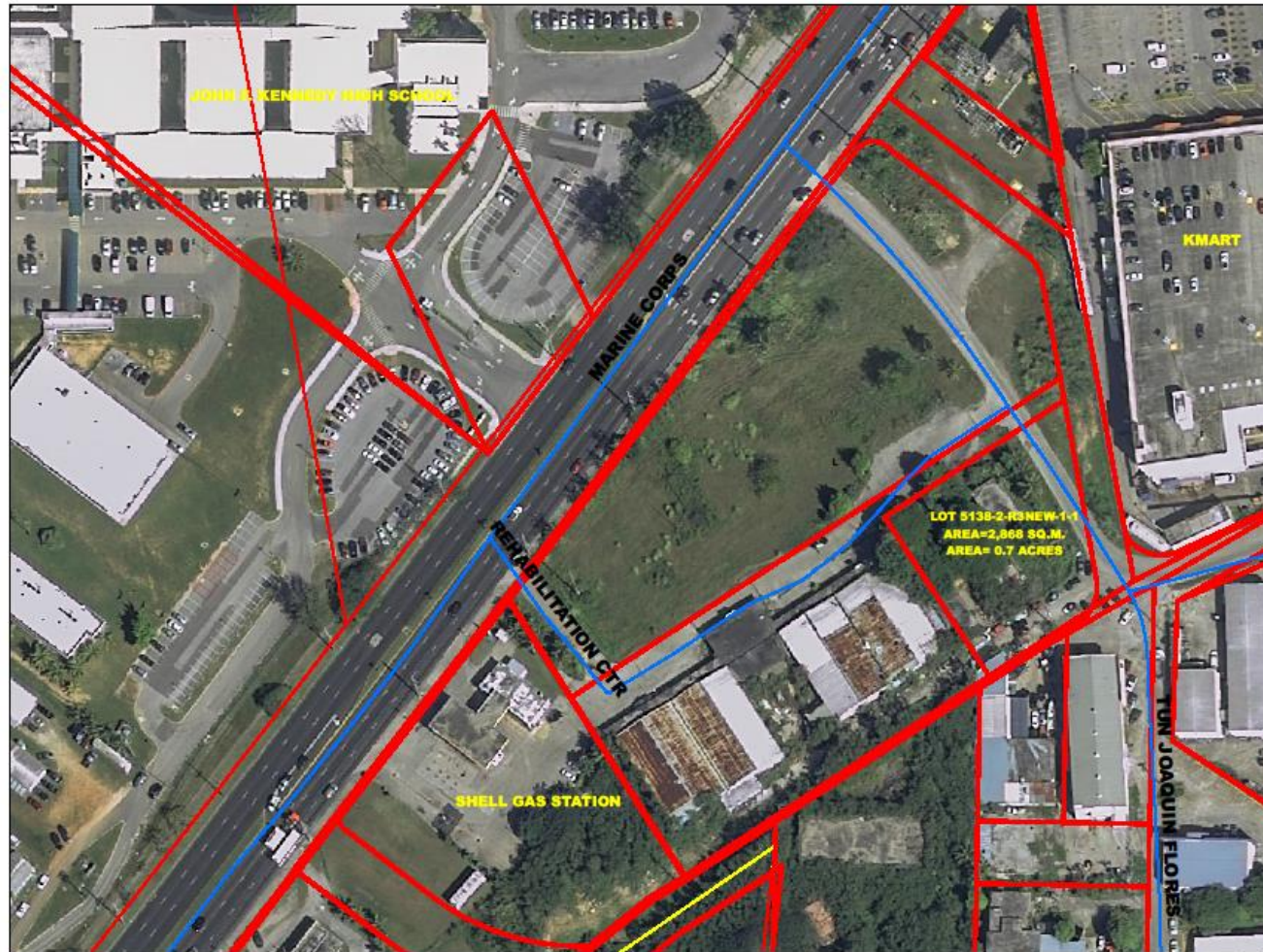
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## REMOVED FROM CONSIDERATION DUE TO PENDING LEGISLATION

LOT 5138-2-R3NEW-1-1, TAMUNING, PID# 10001298930000, , ZONE R1



### REFERENCE:

1) DOC.NO. 433062,LM314FY89,  
I-336.

PROPERTY VALUE: \$728,990.00



GOVERNMENT OF GUAM  
GUBERNAMENTON GUAHAN  
DEPARTMENT OF LAND MANAGEMENT  
DIPATAMENTON MINAHENA TANO  
SURVEY DIVISION  
DIBISION AGRAMENSIA TANO

PREPARED BY PERCE CASTRO  
THOMAS TORRES

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# *Chamorro Land Trust Commission*

## Proposed Property for Commercial Use



- **Public Comment Period**
- Comments May Also Be Submitted To:

Chamorro Land Trust Commission  
PO Box 2950  
Hagatna, GU 96932

Fax: (671) 649-5383  
Email: [dlmdir@land.guam.gov](mailto:dlmdir@land.guam.gov)  
Drop-Off: 3<sup>rd</sup> Floor, ITC Bldg